

BRIAN D. SHAPIRO
Trustee in Bankruptcy
510 S. 8th Street
Las Vegas, NV 89101
(702) 386-8600 Fax (702) 383-0994
trustee@trusteeshapiro.com

E-Filed: March 22, 2018

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re

FELIX, ELZA E,

Debtor(s).

Case No. BK-S-16-13165 LED

IN PROCEEDINGS UNDER CHAPTER 7

TRUSTEE'S REPORT OF SALE OF REAL
PROPERTY

Date: N/A

Time: N/A

BRIAN D. SHAPIRO, Trustee of the above-entitled bankruptcy estate, reports the sale of Real Property located at 3117 Porter Avenue, El Paso TX, 79930, as shown on the Settlement Statement, attached hereto.

The Trustee received a net total of \$58,181.84 from the sale (shown as the Bankruptcy Estate Fee). The sale was held pursuant to an Order of this Court entered on August 23, 2017 Doc. 34.

Dated: March 22, 2018



BRIAN D. SHAPIRO, TRUSTEE

EXHIBIT 1

Closing Disclosure

Closing Information

Date Issued 2/1/2018
 Closing Date 2/7/2018
 Disbursement Date 2/7/2018
 Settlement Agent Titleology, Inc
 File # 170863
 Property LOT 6 & 7, BLOCK 13, of Grandview, in El Paso
 County, TX
 3117 PORTER AVENUE
 EL PASO, TX 79930
 Sale Price \$68,000.00

Transaction Information

Borrower YOMARA AMAYDELY MENDEZ and MAURO CHAVEZ LOPEZ
 3117 Porter Ave
 El Paso, TX 79930
 Seller BRIAN SHAPIRO, BK TRUSTEE FOR THE ESTATE OF ELSA FELIX
 1180 N Town Gr.
 Las Vegas, NV 89144

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing	\$68,000.00
01 Sale Price of Property	\$68,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City property taxes	
10 County property taxes	
11 Assessment Taxes	
12 School property taxes	
13 MUD Taxes	
14 HOA Dues	
15	
16	
Due from Seller at Closing	\$68,000.00
01 Excess Deposit	
02 Closing Costs Paid at Closing (I)	\$66,622.18
03 Existing Loan(s) Assumed or Taken Subject to	
04 PAYOFF TO CHASE BANK to JP MORGAN CHASE BANK N.A.	\$693.61
05	
06	
07	
08	
09	
10 Adjustment for Owner's Policy Paid by Seller	\$485.00
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City property taxes	
15 County property taxes 1/1/2018 thru 2/7/2018	\$199.21
16 Assessment Taxes	
17 School property taxes	
18 MUD Taxes	
19 HOA Dues	

CALCULATION

Total Due to Seller at Closing	\$68,000.00
Total Due from Seller at Closing	-\$68,000.00
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$0.00

Contact Information

REAL ESTATE BROKER (S)

Name SUCCESS REALTY
 Address 10600 MONTWOOD DRIVE
 EL PASO, TX 79925
 TX License ID 591413
 Contact ROSALINDA MEDINA
 Contact TX License ID 0444904
 Email ROSALINDAMEDINA915@GMAIL.COM
 Phone 915-494-3293

REAL ESTATE BROKER (S)

Name APPLE REALTY
 Address 11930 Vista Del Sol Suite 8
 EL PASO, TX 79936
 TX License ID 383751
 Contact JOSE MEZA
 Contact TX License ID 525131
 Email ONEDREAMLIC@YMAIL.COM
 Phone 915-549-2159

SETTLEMENT AGENT

Name Titleology, Inc
 Address 4151 Southwest Freeway, # 680
 Houston, TX 77027
 TX License ID TX1880151-694798
 Contact David William Barry
 Contact TX License ID TX1313975
 Email dwbarry@barryandsewart.com
 Phone 713-722-0281



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

			Seller Paid	
Loan Costs			At Closing	Before Closing
A. Origination Charges				
01	0% of Loan Amount (Points)	to		
02	Lender Attorney Fee	to SALLOUM LAW FIRM, P.C.		
03	Loan Broker Fee	to ACALA INVESTMENTS, LLC		
04	Wire Fee	to Kaplan's Mortgage Company, LLC		
B. Services Borrower Did Not Shop For				\$1,480.45
01	Appraisal Fee	to APPRAISERVENDOR.COM		
02	Credit Report Fee	to ACALA INVESTMENTS, LLC		
03	Title - Attorney Fee	to Barry & Sewart PLLC	\$125.00	
04	Title - Copy Fee	to Titleology, Inc.	\$35.00	
05	Title - E-Record Fees	to Titleology, Inc.		
06	Title - Environmental Protection Lien	to Titleology, Inc.		
07	Title - Escrow Closing Fee	to Titleology, Inc.	\$450.00	
08	Title - Fed Ex Charges	to Titleology, Inc.	\$16.00	
09	Title - Guaranty Fees	to TTGIA	\$4.50	
10	Title - Lender's Title Insurance	to Titleology, Inc.		
11	Title - Not yet due/payable (MTP & BIN	to Titleology, Inc.		
12	Title - Notary Fee	to Titleology, Inc.		
13	Title - Owner's Title Insurance	to Titleology, Inc.	\$164.00	
14	Title - Survey Fee	to LAND MARK PROFESSIONAL SURVEYING, INC.	\$579.14	
15	Title - T19 Res. Endorsement	to Titleology, Inc.		
16	Title - T1R Survey Amendment	to Titleology, Inc.	\$32.45	
17	Title - Tax Certificate Fee	to DataTrace	\$45.35	
18	Title - Tax deletion (MTP & BINDER ONL	to Titleology, Inc.		
19	Title - Wire Fee	to Titleology, Inc.	\$28.00	
C. Services Borrower Did Shop For				

Other Costs

E. Taxes and Other Government Fees						
01	Recording Fees	Deed: \$34.00 to Titleology, Inc.	Mortgage: \$58.00			
02	Transfer Tax	to				
F. Prepaids						
01	Homeowner's Insurance Premium (12 mo.)	to 1ST TRUST INSURANCE				
02	Mortgage Insurance Premium (mo.)	to				
03	Prepaid Interest (per day from to)	to Kaplan's Mortgage Company, LLC				
04	Property Taxes (mo.)	to				
G. Initial Escrow Payment at Closing to Kaplan's Mortgage Company, LLC						
01	Homeowner's Insurance	\$49.65 per month for 2 mo.				
02	Mortgage Insurance	per month for mo.				
03	Property Taxes	\$159.46 per month for 4 mo.				
04	Assessment Taxes	per month for mo.				
05	City Property Taxes	per month for 2 mo.				
06	County Property Taxes	per month for mo.				
07	MUD Taxes	per month for mo.				
08	Other Taxes	per month for mo.				
09	School Property Taxes	per month for mo.				
10	HOA Dues	per month for mo.				
11	Aggregate Adjustment					
H. Other					\$65,141.73	
01	2017 & 2016 COUNTY TAX #G686-999-0130-2500	to EL PASO COUNTY			\$5,015.34	
02	BANKRUPTCY ESTATE FEE	to Bankruptcy Trustee			\$58,181.84	
03	COMMISSION APPROVED BY COURT ORDER	to BK Global Real Estate Services			\$523.19	
04	COMMISSION- LISTING AGENT	to APPLE REALTY			\$523.18	
05	COMMISSION- SELLING AGENT	to SUCCESS REALTY			\$523.18	
06	HOME WARRANTY	to Old Republic Home Protection			\$375.00	
J. TOTAL CLOSING COSTS					\$66,622.18	


BRIAN SHAPIRO, BK TRUSTEE FOR THE ESTATE OF
ELSA FELIX